

BOMA San Francisco's Public Policy Initiatives 2006

Since its inception in 1914, the Building Owners and Managers Association of San Francisco ("BOMA") has been a strong and active advocate for its approximately 1,000 members, who are owners, managers and service providers for nearly 300 office buildings in San Francisco, Sonoma, Marin and San Mateo counties. In shaping legislation at both the local and state level, BOMA's priorities are protecting the property rights of commercial property owners; assuring that well intentioned laws address the realities of the real estate business; encouraging a dynamic economy; and supporting well-run and cost effective government.

BOMA-SF's 2006 public policy priorities are set forth below

Local Priorities

BOMA San Francisco Supports:

Good Government. BOMA supports all Charter reforms that would make our local government more streamlined and cost effective.

Fee Reform. Fees should be fair and should relate to the cost of the City services for which the revenue is being raised.

Fiscal Management. The City should regularly audit all city services, fees, and taxes, to ensure that the City collects what is owed, and accounts for all dollars expended.

Technology Initiatives. The City needs to update its use of technology to improve efficiency, accountability, and maintenance of city services.

Fair and Consistent Land Use and Parking Policies. BOMA supports land use and parking policies that are fair, predictable, uniform, flexible and cost-efficient. Land use and parking regulations should enhance the economic growth and vitality of the City, create jobs, build community, sustain commerce, property values, and respect property owner rights.

Balanced Housing Policies. BOMA supports a balanced approach to building more housing in San Francisco.

Port Commission Re-organization. The Port of San Francisco owns and manages a great deal of commercial and industrial property. Any reorganization of that commission should require a set number of its commissioners to possess experience in owning, managing, or leasing commercial and/or industrial properties.

Vigorous Enforcement of Anti-Graffiti Laws. Graffiti vandalism is a serious quality of life issue, and the City should do much more to combat it and prosecute it.

Air Replenishment Systems Ordinance Modification. The City's Fire Code must be amended to provide for alternatives to the recently-passed Air Replenishment System Ordinance (2004).

State Level Priorities

BOMA SF Supports:

AB 1161 - Legislation that will allow a commercial real estate landlord to apply a security deposit against damages the landlord suffers (including future lost rent) when a lease is terminated early due to tenant's breach.

Legislation that will allow enforcement of pre-dispute jury waivers contained in contracts.

"Fix-It Ticket" legislation for disabled access and Prop 65 problems.

Expanding the installation of Automatic External Defibrillator devices in office buildings.

Legislation that will promote more distributed generation in office buildings.

Legislation that will promote energy rate parity.

Legislation that will promote more new electric generation in California.

BOMA SF Opposes:

Any split roll property tax proposal.

Forced building access by telecommunication service providers (TSPs).

Approved: May 10, 2006